

JERSEY CITY PLANNING BOARD
PUBLIC NOTICE VIRTUAL MEETING

In accordance with N.J.S.A 10:4-12, the “Open Public Meetings Act,” you are hereby notified of a Virtual Regular Meeting of the Jersey City Planning Board on the date and time of April 5, 2022 at 5:30 pm.

ADVISORIES

This meeting will be conducted by electronic means in accordance with the “Senator Byron M. Baer Open Public Meetings Act” of 2020, which explicitly permits a public body to conduct a meeting electronically during a state of emergency. Governor Murphy issued Executive Orders 103 and 107 declaring a “Public Health Emergency and State of Emergency” and directing residents to quarantine and practice social distancing.

No new matter involving an applicant will be started after 11PM. At 10PM the Board Chair will decide and advise applicants whether they will be heard. If an applicant cannot be heard because of the lateness of the hour, the matter will be carried over to the next regularly scheduled meeting with preservation of notice.

The Board Chair may change the order in which the agenda items are called.

VIRTUAL MEETING ACCESS AND PARTICIPATION INSTRUCTIONS

The Jersey City Planning Board is utilizing the Zoom service to conduct regular meetings in compliance with the New Jersey Open Public Meetings Act.

If you wish to **participate** during the public comment portion of an agenda item, then you must:

Join the meeting using Zoom: **<https://us02web.zoom.us/j/85777953648>**

- When the Public Comment portion of a case you wish to speak on is opened to the public, you as an attendee must then click the “raise hand” button in order to indicate to the Board Chair or Secretary that you wish to speak. If you called in, you may use *9 to raise your hand.
- After clicking “raise hand” listen for your name, phone number or other ID, given to you during login. Permissions to speak will be then granted to you and you must be sworn in before you can give comments.
- The Board will determine how long each commenter will speak, and when your time expires your microphone will be muted.
- You cannot participate in public comment unless you are attending the virtual meeting through Zoom.

You may also call in to access the meeting. All public users calling in must use +1 301 715 8592 or +1 312 626 6799, and Webinar ID: **857 7795 3648**

All microphones of public users will be muted, except as set forth above during the public comment portion of each agenda item. You can test out the functionality of Zoom, including speaker/microphone on your computer or other internet connected device at <https://zoom.us/test>.

Any questions can be directed to the City Planning main line during business hours at 201-547-5010 or via email at cityplanning@icnj.org. Staff will not be available by phone or in the office during the virtual meeting. You can find more information available at jerseycitynj.gov/planning.

ACCESS DIGITAL PLANS AND APPLICATION MATERIALS

To access and download digital plans, agendas have hyperlinks to where you can find digital plans, reports and other materials for all applications to be presented. Within the agenda, click on a link for the case you wish to review. See links below. Alternatively, you can search by address or case number to review digital plans at the [Jersey City Data Portal](#).

AGENDA

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Swear in Staff Case
5. Correspondence

6. ADJOURNMENTS

a. Case: P22-006

<https://data.jerseycitynj.gov/explore/dataset/p22-006-611-tonnele-avenue-2022/information/>

For: Preliminary and Final Major Site Plan w/ "c" Variances

Address: 611 Tonnele Avenue

Applicant: 651 Tonnele Avenue, LLC

Attorney: E. Neal Zimmermann

Review Planner: Timothy Krehel, AICP PP

Block: 1901 Lots: 1-9

Description: The project includes the demolition of the existing terminal building and the construction of 53,072 gross square feet of truck terminal building including a garage and guard house with associated infrastructure and site improvements. The project includes the consolidation of block 1901, lots 1-19 and block 1101, lots 1-9 into one 11.26-acre tract.

Variance(s): Setback buffer from public street right of way.

b. Case: P22-002

<https://data.jerseycitynj.gov/explore/dataset/p22-002-246-clinton-avenue-2022/information/>

For: Minor Site Plan Amendment

Address: 246 Clinton Avenue

Applicant: 244 Clinton Investment, LLC

Attorney: Peter Cecinini Esq.

Review Planner: Cameron Chester Black, PP, AICP

Block: 18302 Lot: 51.02

Zone: R-1

Description: Variance and site plan approval was previously granted by this Board in Application P20-006. Applicant seeks to amend the approved site plan by changing the side yard setbacks to provide 3'1" side yard setback on both sides for egress purposes. Applicant seeks to amend both units from a 2 to 3 bedroom. Applicant further seeks to amend the site plan by adding a roof deck for the 2nd floor unit and to slightly increase the total square footage from 3,272 to 3,343 sf, add green roof trays to the roof deck and adding a 2' overhang in the front of the building for the 2nd and 3rd floor. No other changes and no new variances are being requested.

Variance(s): Rear Yard Setback

c. Case: P21-053

<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p21-053-119-merritt-street-2022/information/>

For: Preliminary and Final Major Site Plan with 'c' Variances

Address: 119 Merritt Street

Applicant: Hamid Hessen

Attorney: Thomas Leane, Esq.

Review Planner: Lindsey Sigmund, PP, AICP

Block: 30202 Lot: 1

Zone: Port Industrial (PI)

Description: Proposed two (2)-bay automobile service station with an automated roll-over car wash.

Variances: Minimum perimeter setback, Landscaping buffer, Freestanding sign setback

d. Case: P21-120

<https://data.jerseycitynj.gov/explore/dataset/p21-120-212-230-culver-avenue-2022/information/>

For: Preliminary and Final Major Site Plan

Address: 212-230 Culver Avenue

Applicant: DHA Mallory LLC

Attorney: Eugene T. Paolino, Esq.

Review Planner: Lindsey Sigmund, PP, AICP

Block: 21701 Lot: 18, 19

Zone: Route 440 Culver Avenue RDP

Description: Proposed eight (8)-story mixed use building with three-hundred and sixty-five (365) residential units, 1,550 SF of ground floor retail space, and one-hundred and eighty-four (184) parking garage spaces.

e. Case: P21-119

<https://data.jerseycitynj.gov/explore/dataset/p21-119-70-mallory-avenue-2022/information/>

For: Preliminary and Final Major Site Plan

Address: 70 Mallory Ave

Applicant: DHA Mallory LLC

Attorney: Eugene T. Paolino, Esq.

Review Planner: Lindsey Sigmund, PP, AICP

Block: 21801 Lot: 2

Zone: Route 440 Culver Avenue RDP

Description: Proposed six (6)-story mixed-use building with one-hundred and thirty-six (136) residential units, 2,000 SF of ground floor retail space, and fifty-three (53) parking garage spaces.

f. Case: P21-146

<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p21-146-335-palisade-avenue-2022/information/>

For: Minor Site Plan

Address: 335 Palisade Ave

Applicant: 335 Palisade Ave JC LLC

Attorney: Ben Wine, Esq.

Review Planner: Mallory Clark-Sokolov, PP, AICP

Block: 4504 Lot: 32

Zone: R2-D

Description: Proposed four (4)-story mixed-use building with four (4) residential units and ground floor retail space

Variances: Rooftop Appurtenance Coverage

g. Case: P21-162

<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p21-162-25-christopher-columbus-drive-2022/information/>

For: Minor Site Plan

Address: 25 Columbus Dr

Applicant: PHA Urban Renewal LLC

Attorney: Charles Harrington, Esq.

Review Planner: Mallory Clark-Sokolov, PP, AICP

Block: 13102 Lot: 1.03

Zone: Block 13102 RDP

Description: Signage for development at 25 Christopher Columbus Drive including three (3) new signs; 1 building sign, 1 wall sign, 1 window sign
Variances: Size (height + area), projection

h. Case: P21-109

<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p21-109-159-morgan-street-2022/information/>

For: Minor Site Plan with “c” Variances

Address: 159 Morgan Street

Applicant: Morgan Point Development Co. LLC

Attorney: Thomas P. Leane

Review Planner: Francisco Espinoza

Block: 13002 Lot: 1.01

Zone: Powerhouse Arts District

Description: The Canopy Hotel proposes to add a blade sign above their existing Porte cochere for building identification purposes.

Variances: Signage (sign size)

7. OLD BUSINESS

a. Case: P22-013

<https://data.jerseycitynj.gov/explore/dataset/p22-013-32-coles-street-2022/information/>

For: One (1) Year Extension

Address: 32 Coles Street

Applicant: John & Rose Dao

Attorney: Thomas Leane, Esq.

Review Planner: Lindsey Sigmund, PP, AICP

Block: 11113 Lot: 2

Zone: NC – Neighborhood Commercial

Description: Proposed 1-year extension of previously approved Case P19-043 for a rear yard addition on an existing four (4)-story mixed-use building.

b. Case: P21-116

<https://data.jerseycitynj.gov/explore/dataset/p21-116-55-washburn-street-2022/information/>

For: One (1) Year Extension

Address: 55 Washburn Street

Applicant: Puran and Anjaali Persaud

Attorney: Pro Se

Review Planner: Timothy Krehel, AICP PP

Block: 8202 Lot: 14

Zone: Journal Square 2060 – Zone 4

Description: One (1) year extension requested for previous planning board approval under case numbers P17-016, P19-113, and P20-130.

c. Case: P22-035

<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p22-035-759a-bergen-ave-2022/information/>

For: Conditional Use

Address: 759A Bergen Ave

Applicant: Medusa NJ, LLC

Attorney: Rosemarie Moyeno Matos

Review Planner: Francisco Espinoza

Block: 14901 Lot: 21

Zone: NC – Neighborhood Commercial

Description: Proposed Class 5 Cannabis Retailer and an indoor Cannabis Consumption Area at an existing ground floor retail space that is operating as a clothing retail store.

CARRIED FROM MARCH 28, 2022 MEETING WITH PRESERVATION OF NOTICE.

TESTIMONY TAKEN

d. Case: P21-107

<https://data.jerseycitynj.gov/explore/dataset/p21-107-10-14-south-street-2022/information/>

For: Final Major Site Plan

Address: 10-14 South Street

Applicant: 243 Bushwick LLC

Attorney: Charles Harrington, Esq.

Review Planner: Mallory Clark-Sokolov, PP, AICP

Block: 2402 Lot: 61

Zone: R-1

Description: Construction of a new five (5) story mixed-use building with ten (10) units nine (9) parking spaces and ground floor commercial. Project includes preservation of an existing façade on South Street

Variances: Rear yard setback, building coverage, drive aisle width

CARRIED FROM MARCH 22, 2022 MEETING WITH PRESERVATION OF NOTICE.

TESTIMONY TAKEN

8. NEW BUSINESS

9. Amendment to Jersey City Land Development Ordinance, Chapter 345 Section 6. Definitions to modify definitions for Office and Medical Office Uses. Formal Action May Be Taken.

<https://data.jerseycitynj.gov/explore/dataset/amendment-chapter-345-section-6/information/>

10. Case: P22-036

<https://data.jerseycitynj.gov/explore/dataset/p22-036-284-first-st/information/>

For: Conditional Use

Address: 284 First Street

Applicant: Perennial Group Corporation

Attorney: Gerard D. Pizzillo, Esq.

Review Planner: Matt Ward, PP, AICP

Block: 11113 Lot: 27

Zone: NC – Neighborhood Commercial

Description: Proposed Class 5 Cannabis Retailer at an existing ground floor commercial space.

CARRIED FROM MARCH 22, 2022 MEETING WITH PRESERVATION OF NOTICE

11. Case: P22-042

<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p22-042-391-central-ave-2022/information/>

For: Conditional Use

Address: 391 Central Ave

Applicant: The Leaf Joint, LLC

Attorney: Gerard D. Pizzillo, Esq.

Review Planner: Francisco Espinoza

Block: 2804 Lot: 30

Zone: NC – Neighborhood Commercial

Description: The Applicant is seeking a conditional use approval in order to operate a Class 5 Cannabis Retail establishment at the existing ground floor retail establishment.

CARRIED FROM MARCH 22, 2022 MEETING WITH PRESERVATION OF NOTICE

12. Case: P22-049

<https://data.jerseycitynj.gov/explore/dataset/p22-049-141-newark-ave/information/>

For: Conditional Use

Address: 141 Newark Ave

Applicant: Oceanfront Holdings LLC

Attorney: Jason Gross

Review Planner: Matt Ward, PP, AICP

Block: 11405 Lot: 11

Zone: Newark Avenue Downtown Redevelopment Plan

Description: Proposed Class 5 Cannabis Retailer at an existing ground floor commercial space.

CARRIED FROM MARCH 28, 2022 REGULAR MEETING WITH PRESERVATION OF NOTICE.

TESTIMONY TAKEN.

13. Case: P19-194

<https://data.jerseycitynj.gov/explore/dataset/p19-194-632-652-grand-st/information/>

For: Preliminary and Final Major Site Plan with variances

Address: 632-652 Grand Street

Applicant: B.J. Pwer, LLC

Attorney: Eugene P. O'Connell

Review Planner: Matthew Ward, PP, AICP

Block: 15403 Lot: 12, 31 and 14

Zone: Morris Canal Redevelopment Plan

Description: Proposed 4-story mixed-use building with 48 dwelling units, 2604 sf of ground floor retail, and 22 parking spaces.

Variances: Maximum number of signs, Minimum side yard

CARRIED FROM THE FEB 15TH, MAR 8TH, AND MAR 22ND MEETING WITH PRESERVATION OF NOTICE

14. Case: P21-150

<https://data.jerseycitynj.gov/explore/dataset/p21-150-433-central-avenue-2022/information/>

For: Minor Site Plan with 'c' Variance

Address: 433 Central Avenue

Applicant: 433 Central Avenue LLC

Attorney: Eugene P. O'Connell, Esq.

Review Planner: Francisco Espinoza

Block: 1508 Lot: 20

Zone: NC

Description: Applicant proposes a mixed use 5-story with one commercial unit and 6 residential units.

Variances: Minimum rear yard setback

CARRIED FROM MARCH 8, 2022 AND MARCH 22, 2022 MEETING WITH PRESERVATION OF NOTICE

15. Case: P21-158

<https://data.jerseycitynj.gov/explore/dataset/p21-158-297-301-first-street-2022/information/>

For: Minor Subdivision with 'c' Variance

Address: 297-301 First Street

Applicant: Joseph Caporale

Attorney: Stephen Joseph, Esq

Review Planner: Francisco Espinoza

Block: 12702 Lot: 1

Zone: NC

Description: Applicant wants to subdivide 75x50 lot into one (1) 44x50 lot and one (1) 31x50 lot. The existing 4-story mixed used building on the corner will be maintained.

Variances: Minimum lot size, Minimum lot depth, Minimum rear yard

CARRIED FROM MARCH 22, 2022 MEETING WITH PRESERVATION OF NOTICE

16. Case: P22-031

<https://data.jerseycitynj.gov/explore/dataset/p22-031-or-286-and-296-coles-street/information/>

For: Preliminary and Final Major Site Plan Amendment

Address: 286 and 296 Coles Street

Applicant: Coles Jersey Development Co., LLC

Attorney: Donald M. Pepe, Esq

Review Planner: Liz Oppen, AICP

Block: 6003 Lot: 1 & 2.02; 2.03

Zone: Jersey Avenue Park Redevelopment Plan-Mixed Use District

Description: 21-story mixed-use residential and commercial development with 682 units

Previous Approvals: P14-040, P18-030, P19-183, P20-031

CARRIED FROM MARCH 22, 2022 MEETING WITH PRESERVATION OF NOTICE

17. Case: P22-032

<https://data.jerseycitynj.gov/explore/dataset/p22-032-258-282-16th-st/information/>

For: Preliminary and Final Major Site Plan Amendment

Address: 258-282 Sixteenth Street and 311 and 312 Seventeenth Street and 305 Coles Street

Applicant: Coles Jersey Development Co., LLC

Attorney: Donald M. Pepe, Esq

Review Planner: Liz Oppen, AICP

Block: 6004 and 6005 Lot: 1.01-1.03; and 13.01, 13.02, 13.03, 13.04

Zone: Jersey Avenue Park Recreation Plan-Mixed Use District

Description: Two twelve-story mixed-use residential and commercial development with 465 units. A skybridge connects to two buildings.

Previous Approvals: P14-040, P18-030, P19-183, P20-031

CARRIED FROM MARCH 22, 2022 MEETING WITH PRESERVATION OF NOTICE

18. Case: P21-125, P21-126, P21-127

<https://data.jerseycitynj.gov/explore/dataset/1-constellation-place-2022/information/>

For: Plan Amendment, Major Subdivision, Preliminary and Final Major Site Plan with 'c' Variances

Address: 1 Constellation Place – Chapel Avenue

Applicant: Port Liberte Apartments, LLC

Attorney: James C. McCann, Esq.

Review Planner: Timothy Krehel, AICP PP

Block: 27503 Lots: 13, 14, 16, 17

Zone: Caven Point Redevelopment Plan

Description: Proposed amended Master Plan approval for development of Phase 4, major subdivision of four existing lots to create three (3) new lots, proposed construction of a 401-unit, 5-story apartment complex with a 7-story parking garage containing 602 parking spaces.

Variance(s): N/A

CARRIED FROM MARCH 22, 2022 MEETING WITH PRESERVATION OF NOTICE

19. Case: P21-060

<https://data.jerseycitynj.gov/explore/dataset/p21-060-26-perrine-avenue-2022/information/>

For: Minor Site Plan w/ "c" Variances

Address: 26 Perrine Avenue

Applicant: John Jarema - POA - c/o Abdel Wahab

Attorney: John Haig Anlian, Esq.

Review Planner: Timothy Krehel, AICP PP

Block: 10803 Lot: 49

Zone: Journal Square 2060 (Zone 4: Neighborhood Mixed-Use)

Description: Construction of a four (4) story building with a basement and seven (7) residential units.

Variance(s): Minimum Rear Yard Set Back, Maximum Building Height, Minimum Floor to Ceiling Height (Res), Shape Factor

CARRIED FROM MARCH 22, 2022 MEETING WITH PRESERVATION OF NOTICE

20. Case: P22-003

<https://data.jerseycitynj.gov/explore/dataset/p22-003-32-34-cottage-street-2022/information/>

For: Interim Use Application

Address: 32-34 Cottage Street

Applicant: 32-34 Cottage, LLC

Attorney: Charles J. Harrington III, Esq.

Review Planner: Timothy Krehel, AICP PP

Block: 7902 Lot: 46

Zone: Journal Square 2060 (Zone 4: Neighborhood Mixed-Use)

Description: Proposed interim use for the property for eight (8) surface private parking spaces; and a park area / dog park for public use. Requested duration for the interim use is three (3) years.

Variance(s): N/A

CARRIED FROM MARCH 22, 2022 MEETING WITH PRESERVATION OF NOTICE

21. Case: P22-037

<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p22-037-190-newark-ave-2022/information/>

For: Conditional Use

Address: 190 Newark Ave

Applicant: Garden Greenz, LLC

Attorney: Alexandra Errico, Esq

Review Planner: Francisco Espinoza

Block: 11401 Lot: 3

Zone: NC – Neighborhood Commercial

Description: Proposed Class 5 Cannabis Retailer Microbusiness at an existing ground floor retail space.

CARRIED FROM MARCH 28, 2022 MEETING WITH PRESERVATION OF NOTICE

22. Memorialization of Resolutions

23. Executive Session, as needed, to discuss litigation, personnel or other matters

24. Adjournment

CHRISTOPHER LANGSTON, CHAIRMAN, PLANNING BOARD